



Town of Rome  
Nekoosa, WI 54457  
[www.romewi.com](http://www.romewi.com)

**AGENDA**  
**TOWN OF ROME PLAN COMMISSION PUBLIC HEARING**  
**AND REGULAR MEETING**

**TUESDAY, MAY 11, 2021**

**4:00 PM**

**ROME MUNICIPAL BUILDING**  
**1156 Alpine Drive**  
**Nekoosa, WI 54457**

**SPECIAL VIDEO CONFERENCING OPTION**

Due to the COVID-19 pandemic, including Federal and State emergency orders limiting travel and asking for social distancing, any member of the Plan Commission or public may participate in the meeting by electronic device. Committee Members who attend by audio/visual methods are able to vote on agenda items.

Plan Commission Meeting

<https://townofrome.my.webex.com/townofrome.my/j.php?MTID=me09d9210f7cd350854a5d1b48326818c>

Tuesday, May 11, 2021 4:00 PM

Meeting number: 182 594 5542

Password: eiKfmS7tB24 (34536778 from phones and video systems)

Join by phone

+1-408-418-9388 United States Toll

Access code: 182 594 5542

Please note, the public may view the videoconference through use of Webex Video Conferencing or may listen to the meeting by use of the telephone dial in access for those without internet access. This meeting will also be available by replay at 11:00AM and 7:00PM on Channel 300. If a member of the public wishes to submit comments to the Town Board, please contact Jami Gebert via email or phone at [gebert@romewi.com](mailto:gebert@romewi.com) or 715-325-8025.

Efforts will be made, upon reasonable notice, to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request services, contact Jami Gebert, Administrator, 715-325-8025.

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve the Agenda
5. Citizen Comments – During the Citizen Comment period of the agenda the Plan Commission welcomes comments from any town resident, not a member of the Commission, on any item not on the agenda. Please know that pursuant to State law the Commission cannot engage in conversation with you but may ask questions. The Commission may refer the item to staff, a standing committee or a future Plan Commission agenda for discussion and action. Each person wishing to speak will have up to 3 minutes to speak. Speakers are asked to submit a card to the Chair providing their name, address and topic for discussion

- a. The Commission will also take comment from the public on agenda items as called by the Chair, but not during Citizen Comment. Please note that once the Commission begins discussion on an agenda item no further comment will be allowed from the public on that issue

**NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:**

6. Information Updates, Recent Correspondence, Current Events, Announcements.
7. Open Public Hearing
  - a. Consideration of a preliminary plat for Lake Petenwell Getaway subdivision to be located on a 62.4-acre parcel owned by Secluded Land Company described as Govt Lot 4, Section 6, Town 20N, Range 6E, Town of Rome, Adams County, WI, Parcel #030-00598-0000
  - b. Consideration of proposed Planned Unit Development Project Plan amendment – relating to property owned by Wisconsin Dunes LLC (Sand Valley Golf Course) – General revisions and additional lots for residential development
  - c. Consideration of a revised site plan/plan of operation for the property owned by KNS Properties to convert the building from a multifamily residential dwelling to a Lodging & Hospitality/Vacation Lodge; property is located at 277 Geneva Trail, also described as part of Lot 2 of Alpine Village with a property identification number of 030-01136-0551
  - d. Consideration of a revised site plan/plan of operation for the property owned by Shelley & Tom Anderson to construct a pole building structure for a small furniture shop; property is located at 1508 Alpine Drive, also described as Lot 2 of CSM 3252, Section 11, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a property identification number of 030-00140-0010
  - e. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1431 Rapids Trail, owned by Robert Schindlbeck, also described as lot 27 of Shimmering Waters addition to Lake Arrowhead, Section 12, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel # of 030-04330-0000
  - f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 845 Akron Drive, owned by Jesirae Heuer & Jonathan Ruder, also described as NW1/4 of the SE1/4 of Section 2, Town 20N, Range 6E, Town of Rome, Adams County, WI, with a property identification number of 030-00518-0000
  - g. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1343 Bogey Trail; owned by Randall & Gail Leggee, also described as lot 22 of Bogey addition to Lake Arrowhead, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a property identification number of 030-02909-0521
8. Close Public Hearing

**DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:**

9. Discussion and action - Meeting minutes from Tuesday, April 13, 2021
10. Discussion and possible recommendation to the Town Board – Consideration of a preliminary plat for Lake Petenwell Getaway subdivision to be located on a 62.4-acre parcel owned by Secluded Land Company described as Govt Lot 4, Section 6, Town 20N, Range 6E, Town of Rome, Adams County, WI, Parcel #030-00598-0000

11. Discussion and possible recommendation to the Town Board – Consideration of proposed Planned Unit Development Project Plan amendment – relating to property owned by Wisconsin Dunes LLC (Sand Valley Golf Course) – General revisions and additional lots for residential development
12. Discussion and possible recommendation to the Town Board – Consideration of a revised site plan/plan of operation for the property owned by KNS Properties to convert the building from a multifamily residential dwelling to a Lodging & Hospitality/Vacation Lodge; property is located at 277 Geneva Trail, also described as part of Lot 2 of Alpine Village with a property identification number of 030-01136-0551
13. Discussion and possible recommendation to the Town Board – Consideration of a revised site plan/plan of operation for the property owned by Shelley & Tom Anderson to construct a pole building structure for a small furniture shop; property is located at 1508 Alpine Drive, also described as Lot 2 of CSM 3252, Section 11, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a property identification number of 030-00140-0010
14. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1431 Rapids Trail, owned by Robert Schindlbeck, also described as lot 27 of Shimmering Waters addition to Lake Arrowhead, Section 12, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel # of 030-04330-0000
15. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 845 Akron Drive, owned by Jesirae Heuer & Jonathan Ruder, also described as NW1/4 of the SE1/4 of Section 2, Town 20N, Range 6E, Town of Rome, Adams County, WI, with a property identification number of 030-00518-0000
16. Discussion and possible action – Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1343 Bogey Trail; owned by Randall & Gail Leggee, also described as lot 22 of Bogey addition to Lake Arrowhead, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a property identification number of 030-02909-0521
17. No action contemplated – overview and considerations for further regulating short-term rentals in the Town
18. No action contemplated – overview and considerations for camping regulations in the Town

## **DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS**

18. Next agenda items
19. Next meeting date and time: June 8, 2021 at 4:00 PM

## **ADJOURNMENT**

“Speak Your Peace” Commitment – A reminder that the Town Board Members have adopted the Nine Tools of Civility which commits the Board Members and Public to be mindful of how we treat each other at meetings. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin.

The Plan Commission may take action on any item on the agenda. It is possible that the members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the Plan Commission.

Rome strives to be a diverse community, offering a variety of residential living, year around recreation and business opportunities with an emphasis on environmental preservation.